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Talbot County Short-Term Rental Review Board Revised Minutes

Thursday, April 20, 2023 at 1:00 p.m.

Talbot County Community Center, Wye Oak Room 10028 Ocean Gateway, Easton, Maryland 21601

Attendance:

- 9 Commission Members:
- 10 Cindy Reichart, Chairperson
- 11 David McQuay
- 12 Keith Watts- via teleconference
- 13 Michele La Rocca
- 14 Martha Suss, Vice Chairperson via
- 15 teleconference

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1. Call to Order – The Chair called the meeting to order on April 20, 2023 at 1:08 p.m.

17 Staff:

18 Rebecca Guay, Esquire

20 Elisa Deflaux, Planner II

19 Brennan Tarleton, Planning Officer

21 Jennifer Collins, Administrative Assistant

2. Election of Officers

Ms. La Rocca made a motion to reappoint Cindy Reichart as Chairperson and Martha Suss as Vice Chairperson. Motion seconded by Mr. McQuay.

Vote 5-0
FOR: 5- Reichart, McQuay, Watts, La Rocca, Suss
AGAINST: 0
ABSTAIN: 0
ABSENT: 0

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3. Minutes –The minutes for the April 6, 2023 meeting were accepted.

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4. Administrative Matters – Discussion occurred regarding posting of the agenda. Legal counsel advised the Board that the County has met the legal requirements of the Open Meetings Act because the Agenda was posted approximately 72 hours in advance. Staff agreed with legal regarding the requirements. Staff referred to the Short Term requirements of section §190-63 G of the Talbot County Code. Talbot County Compliance Officers are required to post a sign on each property. The applicants are required to send notifications to the community members within the 1,000 feet.

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5. Old Business- None

45 46 47

• Please note the video will reflect that the order of the meeting was changed. The order was as follows; 6a, 6c, 6d, 6e, 6b

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6. New Business

51 52

a. Applicant: Kevin and Angeline Hartmann

53	File No.:	STN-23-15		
54	Agent:	Kevin and Angeline Hartmann		
55	Request:	Short-Term Rental License – primary dwelling		
56	Location:	27441 Ferry Bridge Road, Easton, Maryland 21601		
57	Zoning:	Map 24, Parcel 191; Zone: RC		
58		•		
59	Staff Prese	Staff Presentation:		
60	Elisa Defla	ux presented the staff report for the Short-Term Rental (STR) license		
61	application			
62				
63	Applicant	Presentation:		
64	Kevin Hart	Kevin Hartmann		
65				
66	Public Co	mments: None		
67				
68		cca made a motion to approve the STR application for three		
69		located at 27441 Ferry Bridge Road, Easton, Maryland 21601 with		
70		tions; based on the following findings		
71	-	plication is complete.		
72		e, inaccurate, incomplete, or incorrect statements were made in		
73		tion with the application.		
74		ant complied with all notice requirements.		
75 7.		ee of the license would not unduly disturb the peace of the		
76	neighb			
77		Board's discretion, no other substantial reasons exist to support		
78 70		of the license.		
79	Wiotion sec	onded by Mr. McQuay. The motion carried.		
80 81	Vota	5.0		
82	<u>Vote</u> FOR:	5-0 5 Daishort McOvey Wette Le Bases Suga		
83	AGAINST	5- Reichart, McQuay, Watts, La Rocca, Suss 0		
84	ABSTAIN:			
85	ABSENT:	0		
86	ADSERT.	U		
87	b. Applicant:	Harry and Kelly Harp		
88	File No.:	STN-23-13		
89	Agent:	Harry and Kelly Harp		
90	Request:	Short-Term Rental License – - primary dwelling		
91	Location:	26090 Goose Neck Road, Royal Oak, Maryland 21662		
92	Zoning:	Map 47, Parcel 57; Zone: RR		
93		p		
94	Staff Prese	ntation:		
95		ux presented the staff report for the Short-Term Rental (STR) license		
96	application	•		
97	1.1			
98	Applicant	Presentation:		
	* *			

0.0			
99		Harry Harp	
100			
101		Public Com	aments: None
102			
103		Ms. La Roco	ca made a motion to approve the STR application for two
104		bedrooms lo	cated at 26090 Goose Neck Road, Royal Oak, Maryland 21662,
105		with staff co	nditions; based on the following findings
106			lication is complete.
107		2. No false,	inaccurate, incomplete, or incorrect statements were made in
108			on with the application.
109			nt complied with all notice requirements.
110			of the license would not unduly disturb the peace of the
111		neighbor	
112		_	oard's discretion, no other substantial reasons exist to support
113			the license.
114			nded by Mr. McQuay. The motion carried.
115		With the second	naca by Mr. MeQuay. The motion carried.
116		Vote	5-0
117		FOR:	5- Reichart, McQuay, Watts, La Rocca, Suss
118		AGAINST:	0
119		ABSTAIN:	0
120		ABSENT:	0
120		ADSENT.	U
121	_	A multipout.	The and Table To acc
	C.	Applicant:	Lisa and John Jensen
123		File No.:	STN-23-1
124		Agent:	Eastern Shore Vacation Rentals, Catherine Lawson
125		Request:	Short-Term Rental License – - primary dwelling
126		Location:	5562 Heron Point Rd Royal Oak MD 21662
127		Zoning:	Map 46, Parcel 17; Zone: RC
128		G	
129		Staff Presentation:	
130		Elisa Deflaux presented the staff report for the Short-Term Rental (STR) license	
131		application.	
132			
133		Applicant Presentation:	
134		Catherine Lawson	
135		John Jensen	
136			
137		Public Com	ments: None
138			
139		Mr. McQuay ma	ade a motion to approve the STR application for four bedrooms
140			Heron Point Rd Royal Oak MD 21662 with staff conditions;
141		based on the foll	
142			lication is complete.
143			inaccurate, incomplete, or incorrect statements were made in
144		connection	on with the application.
·		Commetic	me apprention

145	3. Applicant complied with all notice requirements.		
146	4. Issuance of the license would not unduly disturb the peace of the		
147	neighborhood		
148	5. In the Board's discretion, no other substantial reasons exist to support		
149	denial of the license.		
150	Motion seconded by Ms. Suss. The motion carried.		
151	·		
152	Vote 5-0		
153	FOR: 5- Reichart, McQuay, Watts, La Rocca, Suss		
154	AGAINST: 0		
155	ABSTAIN: 0		
156	ABSENT: 0		
157			
158	d. Applicant: Franz Burda		
159	File No.: STN-23-10		
160	Agent: Eastern Shore Vacation Rentals, Catherine Lawson		
161	Request: Short-Term Rental License - accessory dwelling		
162	Location: 9675 Fairview Point Lane Easton MD 21601		
163	Zoning: Map 23, Parcel 05; Zone: RC		
164	25, 1 areer 05, 2010. Te		
165	Staff Presentation:		
166	Elisa Deflaux presented the staff report for the Short-Term Rental (STR) license		
167	application.		
168	application.		
169	Applicant Presentation:		
170	Catherine Lawson		
171	Franz Burda via teleconference		
172	Tranz Burda via terecomercine		
173	Public Comments: None		
174	Tubile Comments, None		
175	Ms. Suss made a motion to approve the STR application for six bedrooms		
176	located at 9675 Fairview Point Lane Easton MD 21601with staff conditions;		
177	based on the following findings		
178	1. The application is complete.		
179	2. No false, inaccurate, incomplete, or incorrect statements were made in		
180	connection with the application.		
181	3. Applicant complied with all notice requirements.		
182	4. Issuance of the license would not unduly disturb the peace of the		
183	neighborhood		
184			
185	5. In the Board's discretion, no other substantial reasons exist to support denial of the license.		
186			
187	Motion seconded by Mr. Watts. The motion carried.		
188	Vota 5.0		
189	Vote 5-0 FOR: 5 Paighart McOunty Watta La Rossa Succ		
	FOR: 5- Reichart, McQuay, Watts, La Rocca, Suss		
190	AGAINST: 0		

191		ABSTAIN:	0	
192		ABSENT:	0	
193			·	
194	e.	Applicant:	AVL Properties LLC - Danridge D Giltz Jr	
195		File No.:	STN-23-11	
196		Agent:	Eastern Shore Vacation Rentals, Catherine Lawson	
197		Request:	Short-Term Rental License - primary dwelling	
198		Location:	21936 Sherwood Landing Rd Sherwood MD 21665	
199		Zoning:	Map 30, Parcel 17; Zone: VR	
200		6	r	
201		Staff Present	tation:	
202		Elisa Deflaux presented the staff report for the Short-Term Rental (STR) license		
203		application.	[] [] [] [] [] [] [] [] [] []	
204		11		
205		Applicant Pr	resentation:	
206		Catherine Lawson		
207		Rachel Giltz	-via teleconference	
208				
209		Public Comr	nents:	
210		Laura Manfuso		
211		Karen Allen		
212		Monica Otte		
213		J. Guy Manfu	uso- in person and submitted letter	
214			1- in person and submitted letter	
215		•	in person and submitted letter	
216			re- submitted letter	
217		Jeff Langston	a- submitted letter	
218		Leslie Steen -	- submitted letter	
219		Tom and Con	nnie McEvoy- submitted letter	
220		Quinton Ford	- submitted letter	
221		Gregory Jord	an- submitted letter	
222		Alex Smith -	submitted letter	
223				
224		Ms. LaRocca	a made a motion to deny the STR application for three bedrooms	
225		located at 21	936 Sherwood Landing Rd Sherwood MD 21665; based on the	
226		following fin	dings	
227		1. Issuance	of the license would unduly disturb the peace of the neighborhood	
228		Motion secon	nded by Mr. McQuay. The motion failed.	
229				
230		Vote	<u>2-3</u>	
231		FOR:	2- McQuay, La Rocca	
232		AGAINST:	3- Reichart, Watts, Suss	
233		ABSTAIN:	0	
234		ABSENT:	0	
235				

236	Ms. LaRocca made a motion to approve the STR application for three
237	bedrooms located at 21936 Sherwood Landing Rd Sherwood MD 21665
238	with the following conditions;
239	• Staff conditions
240	No on street parking
241	• Quiet hours from 10:00pm to 8:00am
242	No fire pit on the property
243	based on the following findings;
244	1. The application is complete.
245	2. No false, inaccurate, incomplete, or incorrect statements were made in
246	connection with the application.
247	3. Applicant complied with all notice requirements.
248	4. Issuance of the license would not unduly disturb the peace of the
249	neighborhood
250	5. In the Board's discretion, no other substantial reasons exist to support
251	denial of the license.
252	Motion seconded by Reichart. The motion carried.
253	
254	<u>Vote 4-1</u>
255	FOR: 4- Reichart, Watts, La Rocca, Suss
256	AGAINST: 1- McQuay
257	ABSTAIN: 0
258	ABSENT: 0
259	
260	7. Other Matters for Discussion –
261	
262	a. May 18, 2023 is the next Short Term Rental meeting. Announcement made to
263	check the agenda for location. A meeting regarding the Lytle file is scheduled
264	for June 29, 2023. Staff will consult with the board on May 18, 2023 to
265	discuss the necessity of another June meeting.
266	
267	7. Adjournment - The Chair called the meeting to adjourn.
268	6/19/2028
269	Read and approved by the Board on $\frac{9/(8/6005)}{}$.
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271	Mandall V
272	(W/CM/g/Cluby
273	Chairperson Signature